

RAVENSHEAD PARISH COUNCIL

Minutes of a Planning Meeting of the above-mentioned Parish Council held Via Zoom on Monday **23rd November 20** commencing at 7.00pm

Councillors Present; M Smith, A Smith, C Wright, T Barnfather, M Kennedy, S Bestwick, J Carnelly.

B Kalka- Parish Clerk

1. Apologies- Councillors; None

2. Declarations of Interest – For information only

B Kalka-Clerk to the Council declared a non-pecuniary interest in application 2020/1078

3. Planning Applications

2020/0888 18 Kighill Lane Ravenshead
Three detached dwellings to the rear of 18 Kighill Lane with associated access, car parking and amenity space.

Ravenshead Parish Council objects to this application on the following grounds.

Over development/infill of the site within Green Belt

Inappropriate, inadequate, and limited access onto Kighill Lane for the large number of predicted residents and visitor's cars

Traffic implications due to the additional accesses at a point on a busy junction/crossroad and nearby petrol garage.

However, RPC welcomed the fact that there are bungalows which would have a lower visual impact

2020/1078 12 Vernon Crescent Ravenshead
Two storey side extension, additional sky lights, front elevation alterations.

Ravenshead Parish Council objects to this application.

A representation was made by an immediate neighbour. The objection is based upon.

Over development of the site with an increase footprint of the original house by approximately 100% which would produce an overbearing impact on the neighbouring property

Concerns about privacy, particularly in the back garden, the second-floor windows overlooking neighbouring property

Loss of light is a concern

Access to the build and maintenance going forward/ Party wall act- Given the intention to further build along the existing boundary line with no proposed free space between the property and the boundary

It was noted; the proposed ground floor plans were not complete-

Please could you clarify whether the existing garage/gym to the ground floor on the South elevation is intended to be demolished and re-built, or retained and simply extended over

2020/1090 98 Main Road Ravenshead
Rear single storey extension.
Ravenshead Parish Council has no objections to this application.

2020/1086 Wildacre- 5 Haggnook Wood
Single storey front extension to the western side of the dwelling to create a sun room and a front and side extension to the eastern side of the dwelling with the creation of a balcony above, along with changes to fenestration detail and application of render and timber cladding to the dwelling.
Ravenshead Parish Council were not able to comment on this application due to insufficient maps, two existing maps are on the GBC portal with no proposed diagram.
Please could you send the proposed diagram so observations can be made
Also, this application must comply with Green Belt Regulations

2020/1069TPO Newstead Abbey Park, Brackenwood, Nottingham Road
Fell 1no. Silver Birch
Ravenshead Parish Council has no objections to this application subject to complying with Green Belt Regulations, and the application meeting with TPO Regulations and approval from the Arboricultural Officer.
RPC requests a replacement with a semi mature tree on the site.

2020/0901 39 Church Drive, Ravenshead
Two double storey + side extensions and single storey rear extension.
Ravenshead Parish Council has no objections to this application

2020/1108 Land East Of 16 Kighill Lane Ravenshead
Erection of up to 7 dwellings with (private) accesses and garaging
Ravenshead Parish Council strongly object to this application on the following grounds.
Inappropriate, inadequate, and limited access onto Kighill Lane for the large number of residents and visitor's cars predicted.
Overdevelopment of the site within Green Belt
Traffic implications due to the additional three accesses at a point on a busy junction/crossroad and nearby petrol garage.
Shared private drive with two more driveways on the front end; traffic etc. all coming out onto the busy corner/junction
RPC requests an environmental mitigation in terms of replacement shrubbery/trees
RPC notes that this application and other developers have attempted to be non-compliant in their obligations relating to CIL and affordable housing and would like the money to be kept within the locality.

2020/1122

11 Skylark Close Ravenshead

Proposed single storey front and side extensions linking to garage conversion with room in roof.

Ravenshead Parish Council objects to this application due to over development of the site.

Concerns over the loss of privacy to neighbouring properties.

And would not want the extension to be used as a separate dwelling/accommodation

2020/0951

2 Rowan Avenue Ravenshead

Extension to 1st floor to rear of Dormer Bungalow.

Ravenshead Parish Council has no objections to this application and recognises that work is already in progress with previous applications.

however, have concerns regarding the second-floor windows overlooking/ loss of privacy to neighbouring properties.

Meeting Closed @ 7.40pm